



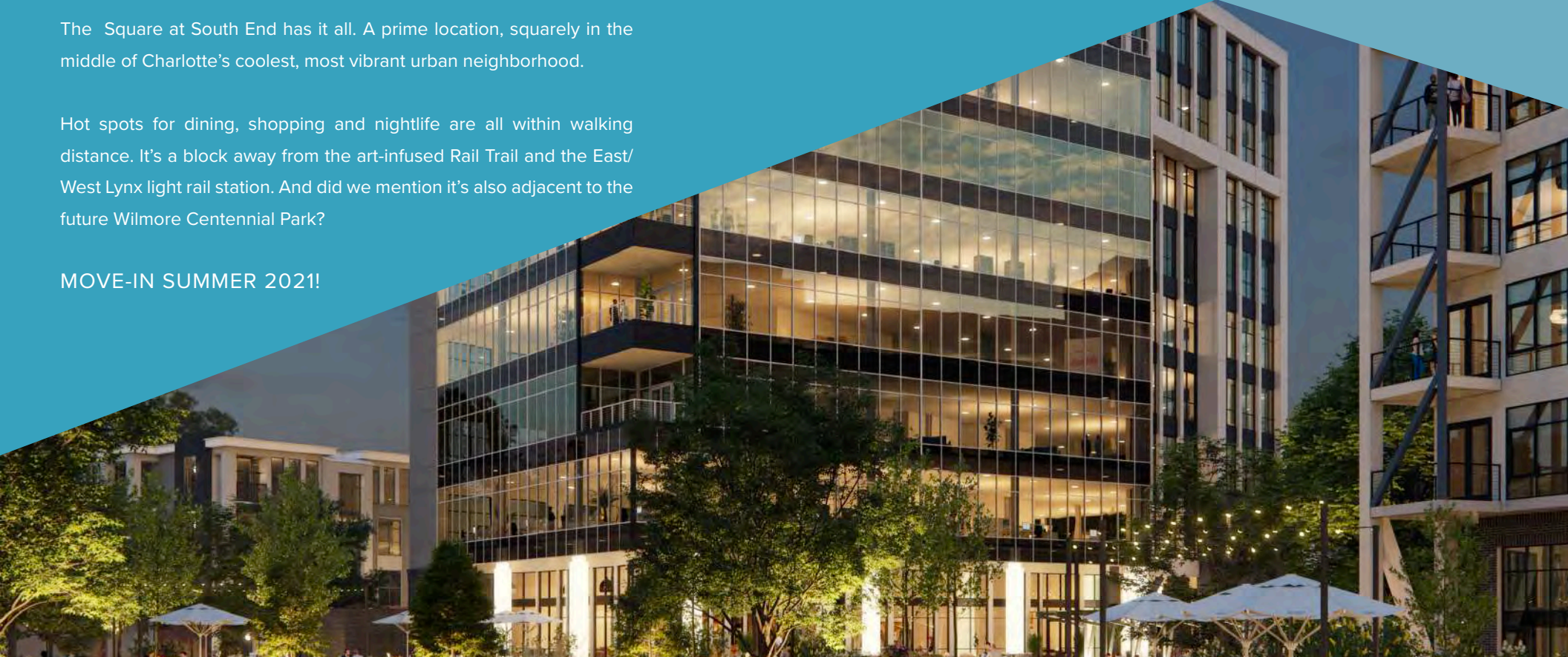
THE SQUARE
AT SOUTH END

PUT AN INSPIRING WORKSTYLE AND LIFESTYLE **SQUARELY** IN YOUR SIGHTS.

The Square at South End has it all. A prime location, squarely in the middle of Charlotte's coolest, most vibrant urban neighborhood.

Hot spots for dining, shopping and nightlife are all within walking distance. It's a block away from the art-infused Rail Trail and the East/West Lynx light rail station. And did we mention it's also adjacent to the future Wilmore Centennial Park?

MOVE-IN SUMMER 2021!



For office leasing opportunities, contact:

Erin Shaw 704.926.1414 | erin@beacondevelopment.com





THE SQUARE AT SOUTH END

DESIGNED FOR WORK

- ✓ 150,000 SF, ten-story boutique building
- ✓ ±143,000 SF of creative office available
- ✓ ±8,000 SF of ground-level retail space
- ✓ 15,000 - 17,000+ SF floor plates
- ✓ Office floors with private outdoor patios
- ✓ Floor-to-ceiling glass throughout
- ✓ Views of SouthEnd, Uptown and Wilmore Park



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THE SQUARE AT SOUTH END

SITUATED FOR LIFE

- Abundant outdoor space featuring an outdoor plaza and incorporating a two-acre park into the landscape
- Walk to the best restaurants and retail in Charlotte
- One block from East/West Boulevard light rail stop
- 440 spaces, eight-level, secured parking deck
- Easy access to I-77, Uptown Charlotte and Charlotte Douglas International Airport
- A four-story 132 multi-family unit, and ground level retail project will wrap the parking deck



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THE SQUARE AT SOUTH END

SITE PLAN



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THE SQUARE AT SOUTH END

WILMORE CENTENNIAL PARK



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THE SQUARE AT SOUTH END

IDEAL LOCATION



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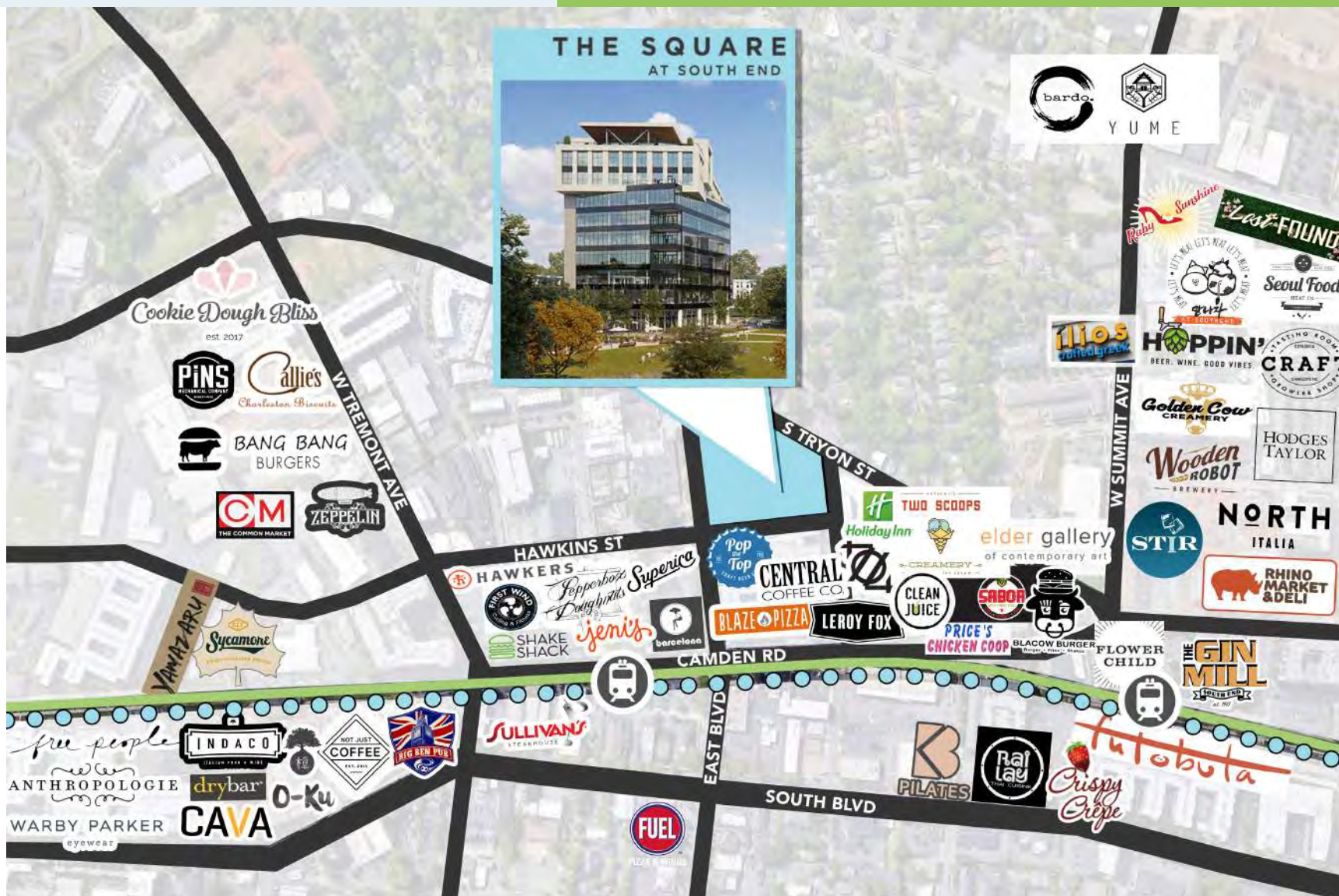




THE SQUARE

AT SOUTH END

WALKABLE AMENITIES



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THE SQUARE AT SOUTH END

WALKABLE AMENITIES



BLUE LINE

RAIL TRAIL



LIGHT RAIL
STATION



FITNESS

1. Arrichion Hot Yoga
2. Charlotte Yoga South End
3. Fitness Together
4. First Wind Cycling
5. Iron Tribe Fitness
6. Jamie Scott Fitness
7. Orangetheory Fitness
8. tread HAPPY



DRINKS

1. Big Ben's British Restaurant
2. Bulldog Beer & Wine
3. The Brass Tap
4. The Brickyard
5. Gin Mill
6. Hoppin'
7. Pop the Top
8. QC Pour House
9. Sycamore Brewing
10. Trolley Barn Fermentory
11. Tyber Creek Pub
12. The Union
13. Wooden Robot Brewery



RESTAURANTS

- | | | |
|--------------------------------|-------------------------------|---------------------------|
| 1. All American Pub | 14. Hot Taco | 27. Shake Shack |
| 2. Bang Bang Burgers | 15. Hawkers Asian Street Fare | 28. STIR |
| 3. Barcelona Wine Bar | 16. Leroy Fox | 29. Sullivan's Steakhouse |
| 4. Blacow Burger | 17. Living Kitchen | 30. Superica |
| 5. Blaze Pizza | 18. Luciano's Ristorante | 31. Tavern on the Tracks |
| 6. Bulgogi Box | 19. The Manchester | 32. Tupelo Honey Cafe |
| 7. CAVA | 20. North Italia | 33. Vana |
| 8. Clean EatZ | 21. O-Ku | 34. Zeppelin |
| 9. Cookie Dough Bliss | 22. Pepperbox Doughnuts | |
| 10. The Eagle Food & Beer Hall | 23. Price's Chicken Coop | |
| 11. Flower Child | 24. Rai Lay | |
| 12. Fuel Pizza | 25. Rosemont | |
| 13. Futo Buta | 26. Sabor Latin Street Grill | |



MORNING STOPS

1. Callie's Hot Little Biscuits
2. Central Coffee
3. Clean Juice
4. Common Market
5. Crispy Crepe
6. Einstein's Bros Bagels
7. Not Just Coffee
8. Nova's Bakery
9. Rhino Market & Deli
10. The Square Cafe

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THE SQUARE AT SOUTH END

BUILDING AMENITIES

- 1,000 SF, two-story glass fitness center with mezzanine, overlooking the park
- Outdoor wellness area for group classes or yoga
- Men's and women's locker rooms and showers
- 8,500 SF indoor/outdoor rooftop restaurant/patio
- Building bike share program
- Electric vehicle charging stations
- 1.5 acres of outdoor space
- 2,500 SF Coffee Bar and Lounge Area
- Free and private parking deck for tenants



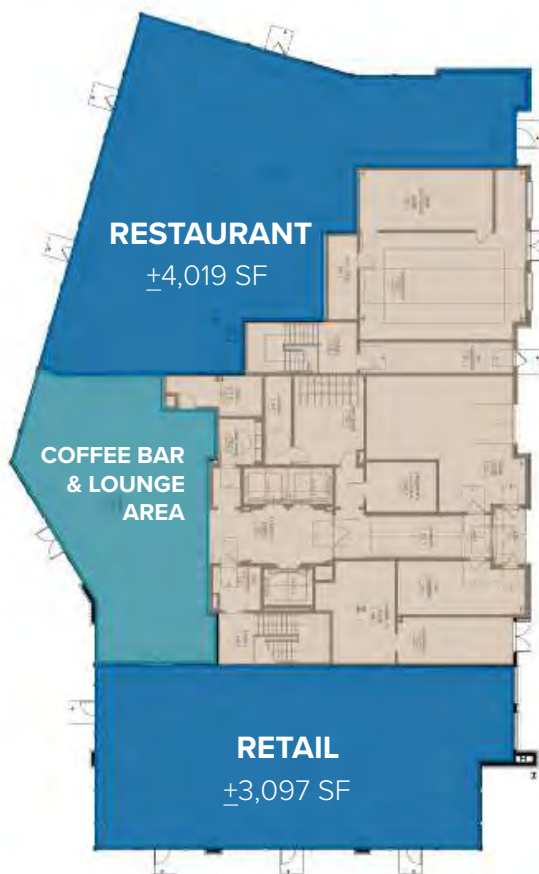
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THE SQUARE AT SOUTH END

COFFEE BAR | LOUNGE AREA



GROUND FLOOR



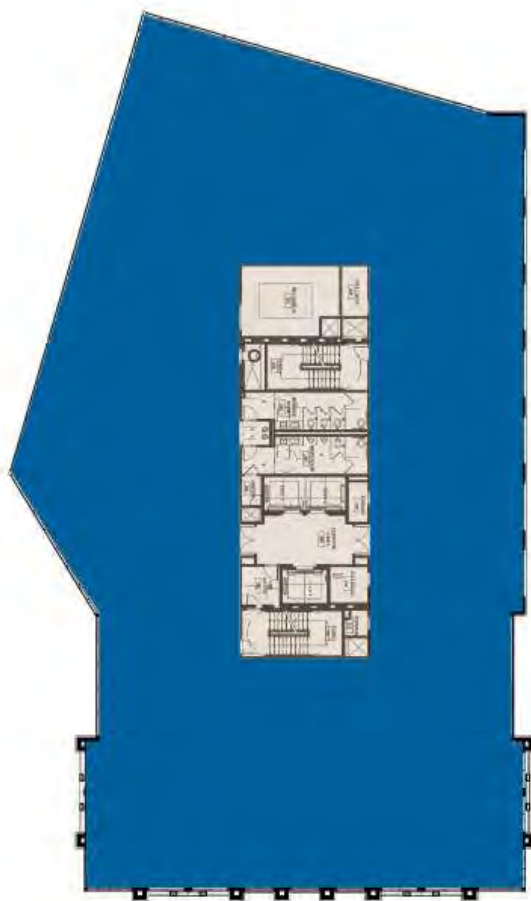
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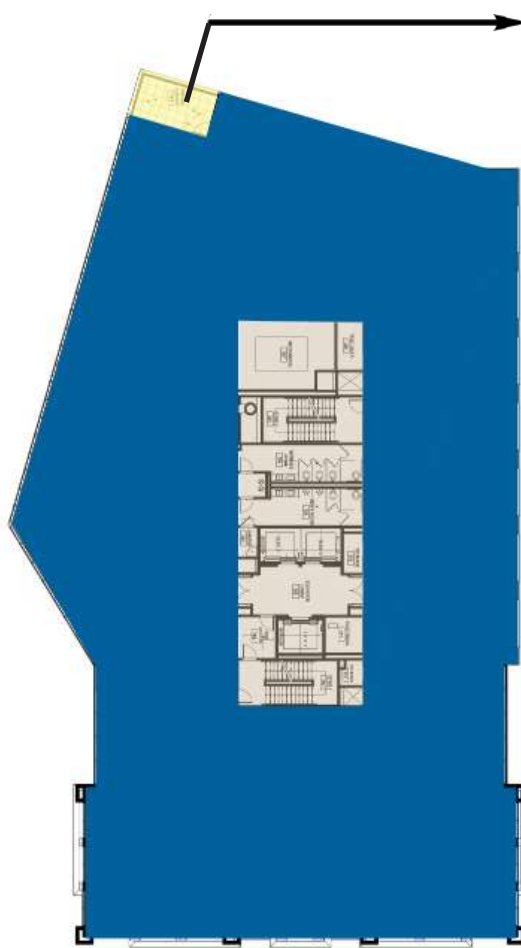


THE SQUARE AT SOUTH END

FLOORS 2 | 17,677 SF
FLOOR 3-4 | 16,912 SF
FLOORS 4-6 | 17,468 SF



FLOOR 2



FLOOR 3-6
SEE TEST FIT

+/-200 SF Outdoor Balcony



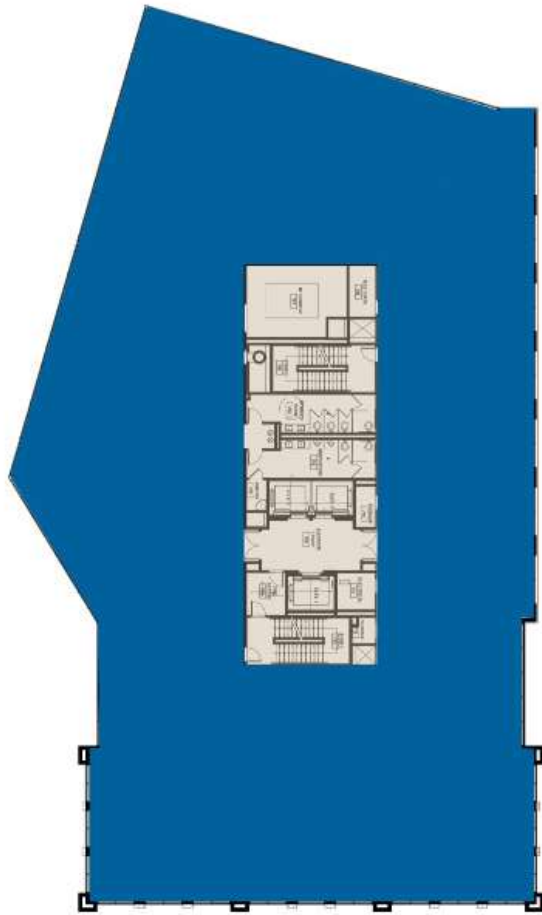
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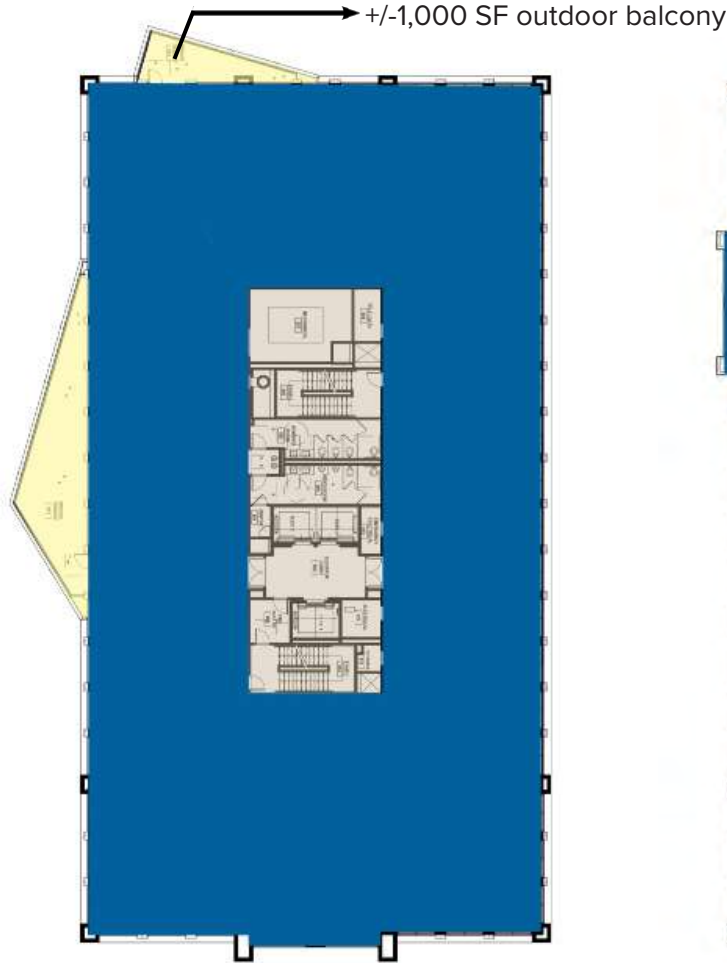


THE SQUARE AT SOUTH END

FLOORS 7 | 17,677 SF
FLOORS 8 | 17,232 SF
FLOORS 9 | 17,364 SF



FLOOR 7



FLOOR 8



FLOOR 9

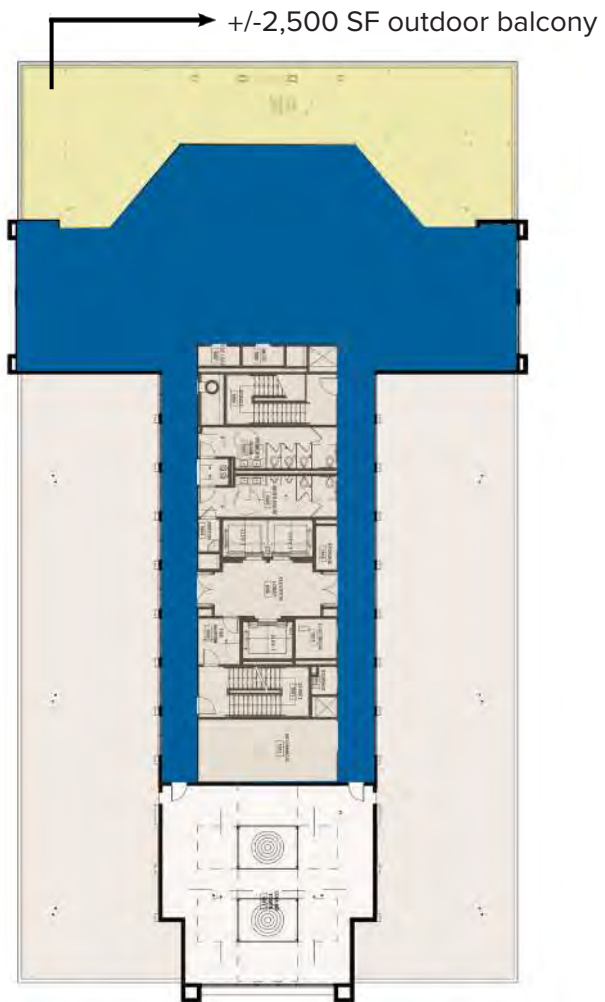
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THE SQUARE AT SOUTH END

ROOFTOP | TERRACE
6,144 SF | 2,500 SF



ROOFTOP/TERRACE



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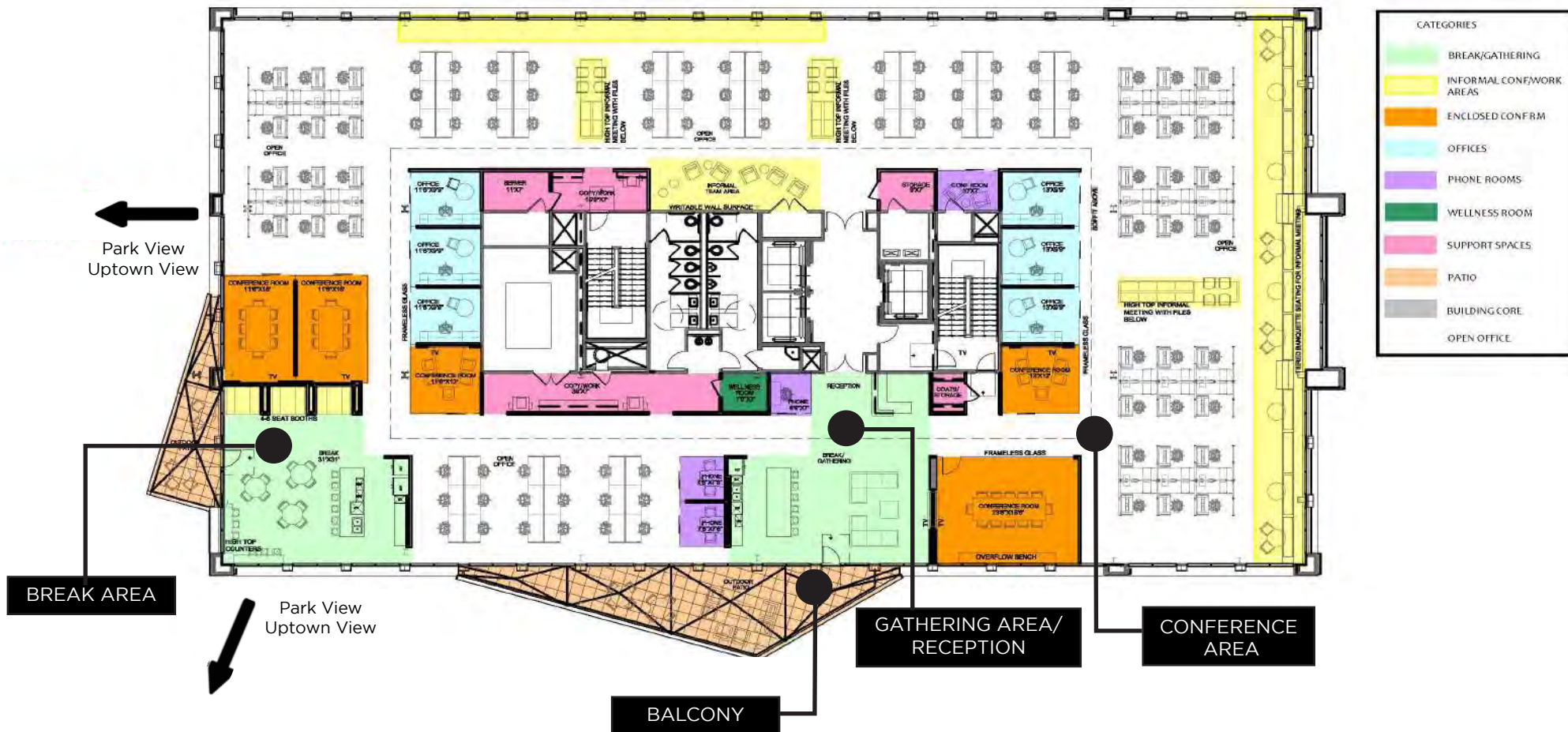




THE SQUARE AT SOUTH END

360 DEGREE VIEWS 8th Floor Schematic Upfit

* To view each area, simply click on each black circle and then click and drag on the image to see the 360 degree view.



For office leasing opportunities, contact:

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THE SQUARE AT SOUTH END

A HEALTHY WORK ENVIRONMENT



AIR QUALITY

New self-contained HVAC equipment with increased filtration capabilities and added outdoor air capacity.



TOUCHLESS OFFICE BUILDING

- Automatic main entrance doors
- Touch-free restrooms
- Destination dispatch elevator system with touch-free controls
- Motion-activated lighting



ANTI-MICROBIAL MATERIALS

Anti-viral materials will be used on door hardware and in restroom lavatories and countertops.



INDOOR/OUTDOOR SPACE

Nine outdoor patios, including the first floor retail space and rooftop, that will feature access to outdoor space via a NanaWall, an operable glass wall system, creating a seamless extension to the outdoors.



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THE SQUARE AT SOUTH END

A HEALTHY WORK ENVIRONMENT



LIVING WALL

The lobby will feature a large panel of vegetation also known as a “green or living wall,” that will not only help to naturally improve the air quality, but will also bring the outdoors in for tenants to enjoy year round.



WILMORE CENTENNIAL PARK

The Square will be incorporated into the development of Wilmore Centennial Park, an 1.5-acre park, that will allow employees plenty of additional room to work, eat and relax outdoors.



FITNESS CENTER

The fitness center includes an outdoor wellness deck that is ideal for yoga, pilates or stretching.



EXPERIENCED OWNER/OPERATER

A full-time day porter will be on site to provide exceptional cleaning services to the building. The Square is owned and managed by Beacon Partners, who manages and leases 1 million+ square feet in South End & Midtown.

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Erin Shaw 704.926.1414 | erin@beacondevelopment.com





THE SQUARE
AT SOUTH END

PARTNERS



DEVELOPER/OFFICE LEASING

beacondevelopment.com | 704.597.7757



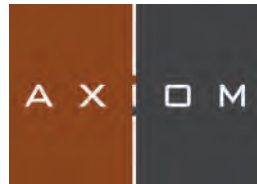
DEVELOPER/RESIDENTIAL

centrocityworks.com



PARTNER

704.575.3351



ARCHITECT

axiomarchitecture.com



CIVIL ENGINEER

landdesign.com

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